Jenks | City Council Staff Report

To	Mayor Cory Box and City Council Christopher Shrout, City Manager
Hearing Date	June 23, 2026
Case	JZ 26-22 LAHOMA FAMILY NORTH PRELIMINARY PLAT
Request	*Approval of Preliminary Plat*	*Consent Agenda*
Location	West of Highway 75 and North of 121st Street

Staff Report | Preparer | Marcaé Hilton

Attachments
Plat Documents

Preparer
Steven Cooksey, Kimley-Horn

Background Information

Preliminary Plat | *PC Approval* | *June 4, 2026* | *Conditionally Approved*

Summary of Entitlements:
JZ 23 PUD 141 | *CS (Commercial Shopping) Zoning and PUD 141 Overlay*
CC SUMMARY | **July 18, 2023,** *Approved* | *Ordinance 1619*
PC SUMMARY | **June 22, 2023,** *Approved 6-0-1 (One PC seat was vacant at the time of the hearing).*
PC SUMMARY | **May 18, 2023,** *This item was continued to the June 22, 2023 PC meeting.*
PC SUMMARY | **April 20, 2023,** *This item was continued to the May 18, 2023 PC meeting.*

STAFF COMMENTARY | The City of Jenks has been working with Sooner Development for several years on a development with a mix of uses, located near the NW (northwest) corner of 121st and HWY 75, just north of the Glenpool Walmart commercial corner. This is a desirable area for a Regional Commercial lifestyle center allowing for the highest intensity commercial and residential development. This area of Jenks has not developed primarily due to infrastructure deficiencies. The City of Jenks has amended TIF No. 4 to provide the needed funds and process to remedy the lack of infrastructure for the general area.

Account W	*R98234823451210*
Account E	*R98234823457280*
Owner	*LAHOMA FAMILY LLC*
Address	*2209 W 121 ST S*
Zoning	*CS, Commercial (Ordinance 1619)*
Development	*JZ 23 PUD-141*

The "Mixed-Use Village". The northern forty (40) acres+- permits the development of a mixture of uses including multifamily, senior housing, townhome, office, medical office, lodging, business park, commercial animal boarding and personal storage.

Nonresidential District. The southern fifty (50) acres+- permits the development of retail, entertainment, restaurant, lodging, office, medical office, and compatible ancillary uses consistent with the terms set forth herein (the "Commercial District").

Request	Approval of Preliminary Plat for the northern 40 Acres	
Public Comment	None | Not Advertised	
General Location	West of HWY 75 and north of 121st Street	
STR	Section: 34, Township: 18N, Range: 12E	
Comprehensive Plan	Regional Commercial on southern 50 acres.	
Gross Acres	93 +-	
	Plat Preliminary Plat under review	
	2 Lots, 1 Block	
	Gross Acres:	40.16
	Lot 1, Block1:	14.52 Acres
	Lot 1, Block 2:	20.63 Acres
	Reserve "A"	10.8 Acres
	ROW	3.93 Acres (South James Avenue)
Oil Wells	3 identified with 50 ft. radius	
Current Zoning	CS and PUD 141 Overlay	
Signage	Comprehensive sign Plan (Exhibit C) & UDO Article 7	
Amenities	2 Water features	
Access and Circulation	4 (four) public streets	

(E) Major Subdivisions.

(1) Purpose. A Major Subdivision is a subdivision which does not meet the criteria for a Minor Subdivision as detailed in section 16-8-4(D)(1).

(2) Major Subdivision Review Criteria.

(a) Comprehensive Plan Alignment. The Major Subdivision is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.

(b) UDO Compliance. The Major Subdivision is consistent with the provisions of the UDO and the governing district.

(3) Platting Requirement. For any land which has been rezoned upon application, no building permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to the Planning Commission for their review and recommendation, approved by the City Council, and filed of record in the office of the County Clerk where the property is situated.

(4) Preplatting Conference. The purpose of the preplatting conference is two-fold, as described in this subsection.

(a) The conference provides the City the opportunity to describe the community's vision to the applicant.

(b) The conference gives the applicant an opportunity to discuss their development plans, explain how the plans will further the community's vision, and obtain input and direction from staff. The Planning Commission and City Council may be involved early in the process. The ultimate goal of this process is to help the applicant develop a plan that fosters the community's vision, while minimizing the cost to the applicant.

(c) Preplatting Conference. The mandatory discussion is for following:

□ Lot dimensions and area conform with UDO requirements and Comprehensive Plan,

□ General topography of the tract,

□ Existing adjoining developments,

□ Existing streams, floodplains, and storm drainage (if any),

□ Existing public and private utilities and easements,

□ Proposed land use (i.e. residential, commercial, parks, schools, drainage detention facilities).

□ Proposed layout of streets, lots and blocks,

□ Proposed subdivision name,

□ Name, address and telephone of tract landowner and subdivider,

□ Any other pertinent information, including a statement or a layout describing or depicting how proposed utilities are to be handled.

(6) Final Plat. The purpose of the final plat application is to complete the Major Subdivision of land consistent with the approved Preliminary Plat.

(a) Final Plat Review Requirements. The final plat shall contain the following:

□ The plat title which shall include the name of the subdivision, "An addition to the City of Jenks, Tulsa County, Oklahoma," the section, township, and range in which the addition is located, and an accurate legal description of the property.

□ The location and description of all section corners and permanent survey monuments in or near the tract, to at least one of which the subdivision shall be referenced.

□ *The date of preparation of the plat, the scale which shall be written and graphically presented and north arrow.*

□ *The name and address of the owner(s) of land to be platted, the name and address of the subdivider if other than the owner and the name and address of the land surveyor.*

□ *The key or location map showing in a small scale including: the subdivision location, other subdivisions in the area, and major streets in the area.*

□ *The size in acres and total number of lots in the subdivision.*

□ *The names and boundaries of abutting subdivisions or boundaries of abutting properties if not platted.*

□ *Required dimensions shall be in feet and decimals thereof and in degrees and minutes, as follows:*

(i) The radii, arcs, points of tangency, points of intersection and central angles for curvilinear streets and radii for all property returns,

(ii) The boundary lines of the land being subdivided fully dimensioned,

(iii) The boundary lines and widths of all proposed streets and alley fully dimensioned,

(iv) Lines of all proposed lots fully dimensioned, except where a lot line meets a street line at a right angle, the angle or bearing value may be omitted,

(v) The boundary lines of any property which is offered for dedication to public use fully dimensioned by lengths and bearings with the area marked as to its intended public use,

(vi) The locations of easements for public utilities and building setback lines with dimensions and widths and clearly identified,

(vii) Easements, if already of record, shall be shown as above with dimensions to locate it with respect to the subdivision,

□ *Blocks. Blocks progressively numbered and all lots within such blocks progressively numbered,*

(i) The location of the base line and base line monuments,

(ii) Any other information as may be deemed by the City Council as reasonably necessary for the full and proper consideration of the proposed subdivision,

(iii) Conforms to Subdivision Regulations for design and lay-out,

(iv) Minimizes likely development cost for Owner's development goals,

(v) Connects with current and anticipated future abutting development(s),

(vi) Lot dimensions and shapes facilitate private use and infrastructure placement,

(vii) Takes advantage of existing environmental features of the property.

□ *Additional Engineering Checklist Items: See section (5)(b).*

(b) Record Plat Document Review Requirements.

□ *Marginal lines, standard certificates and approval forms may be printed or legibly stamped on the plat with permanent opaque black ink.*

□ *The following certifications shall be shown on the record plat:*

(i) The owner's(s') certificate and dedication of all public ways, parks, public facilities and easements.

(ii) The certificate for release of mortgage for land dedicated to the public.

(iii) Reference to any separate instruments which directly affect the land being subdivided, including restrictive covenants filed in the office of the County Clerk.

(iv) The certificate of the City Council approving the plat and accepting dedications of public ways, public lands and easements.

(v) The certificate by as bonded abstractor, attorney, or title insurance company of the last grantees of record owning the entire interest in the property being subdivided plus holders of mortgages and liens filed of record.

(vi) The certificate of notice of the platting of the property to the holders of mortgages and liens against the property.

(vii) The certificate by the County Treasurer that all land taxes have been paid on the property.

(c) Review and Recommendation by Planning Commission. After the determination of completeness by the City Planner, the Major Subdivision final plat application shall be reviewed by the Planning Commission to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required by the City Council as part of the preliminary plat approval, and meets all applicable review criteria. Based on their review, the Planning Commission shall recommend that City Council approve or deny the final plat.

(d) Review and Approval by City Council. After the review and recommendation by the Planning Commission, the Major Subdivision final plat application shall be reviewed by the City Council to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required as part of the preliminary plat approval, and meets all applicable review criteria. Based upon their review, and the Planning Commission's recommendation to approve or deny, City Council shall approve or deny the final plat.

(e) Correction of Deficiencies and Abandonment. If denied, the City Council shall report the deficiencies to the applicant. The applicant shall have six months from the date of notification of the deficiencies to correct the deficiencies; otherwise, the Major Subdivision final plat will be considered abandoned without further notice from the City.

(7) Time Limit. The required improvements shall be completed within two years from the approval of the record plat by the City Council unless extended by the City Council for cause.

TAC May 14, 2026

No significant comments to date.

Hi Marcae!

No additional comments on Lahoma Family North plat. Let me know if you need an updated letter. Thank you!!

Angela Hughes l Land Use Agent

11811 E. 51st, Tulsa, OK 74146

Surrounding Zoning	North	PUD 97, PUD 57 & CS, CG (Commercial Shopping/General) East	AG (Agriculture) & CS (Commercial Shopping) South (Glenpool)	CG (Commercial General) West	CS (Commercial Shopping) and AG (Agriculture) with an application for RM2

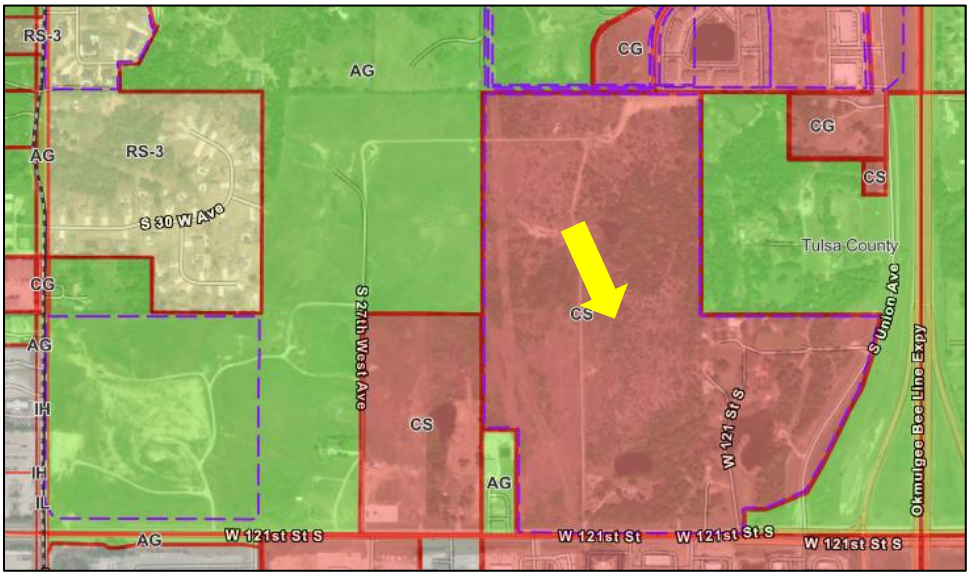

Figure 1: Zoning Map | GIS

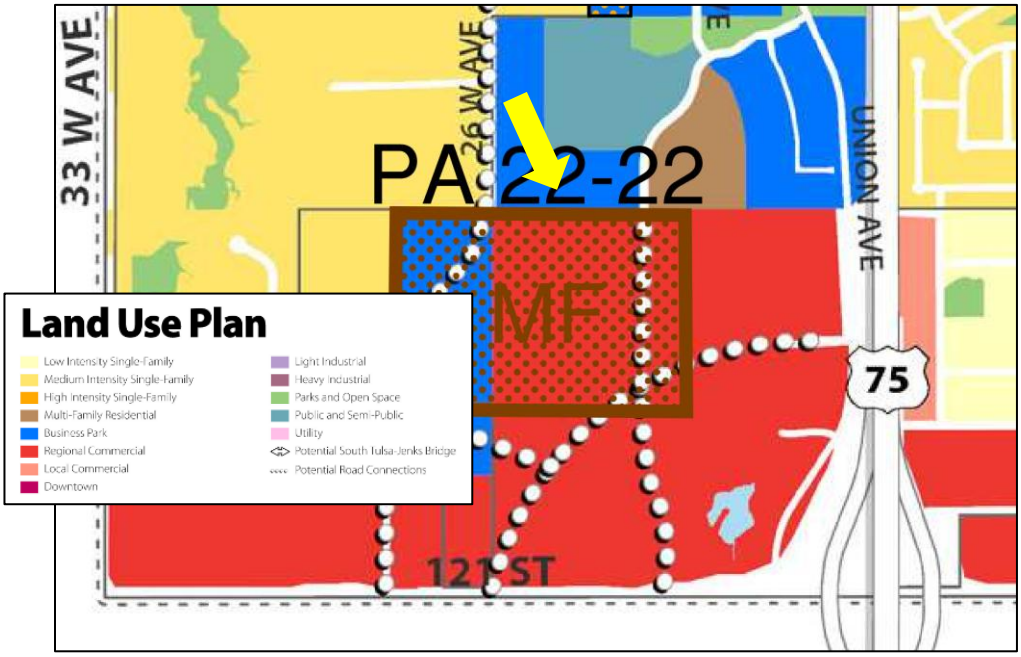

Figure 2: Current Land Use Map

Table 16-3-1(A): Residential District Bulk and Dimensional Standards	
Standard	RM2 & PUD (page 4)
Lot Standards (Minimum)	
Lot Area (sqft)	6,000
Lot Area/DU (sqft)	1,500
Lot Width (ft)	50
Yard Setbacks (Minimum)	
Front (ft)	10
Exterior Side (ft)	10
Interior Side (ft)	10 (2)
Rear (ft)	10
Building Standards (Maximum)	
Height (ft)	45
Impervious Surface Coverage	70%
Notes	
(1) The cumulative interior side yard setback shall be 15 feet. No interior side yard setback shall be less than 5 feet.	
(2) If a parti-wall exists, the interior side yard setback shall be 0 feet.	
(3) Garages shall be setback a minimum of 25 feet from the front property line.	

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards	
Standard	CS | PUD (nonresidential district)
Off Street Parking	
Lots within CS District shall be permitted to share parking	Per "Use" | 1/200
Lot Standards (Minimum)	
Lot Area (acres)	n/a
Lot Width (ft)	n/a
Yard Setbacks (Minimum, unless otherwise stated)	
Front (ft)	0
Front, maximum (ft)	n/a
Exterior Side (ft) (3)	0
Exterior Side, maximum (ft)	n/a
Interior Side (ft) (3) (***No required interior side yard setback for multitenant shopping center***)	10 (1)
Rear (ft) (3)	10 (1)
Building Standards (Maximum)	
Height (ft)	60
Impervious Surface Coverage	70% | 85%
Notes	
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.	
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.	
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.	
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.	

Staff Evaluation & Recommendation

EVALUATION This site passes the "but for" test. But for a TIF and a large development it may never be more than single family residential on large agriculture lots. The developer has brought the City of Jenks a robust mix of uses including but not limited to big box development with retail, restaurant, office, entertainment and local commercial. In addition, a mix of housing options will create a master-planned village with multi-family, senior living, medical office, lodging, and office.

The applicant has their entitlements in place, they are asking for PC and CC to approve the subdivision procedure of Preliminary Plat and allow the developer to continue to move forward in the development process on the subject property, the Planned Unit Development provides the zoning specifics.

RECOMMENDATION | Staff, TAC and Planning Commission recommend conditional approval of this Preliminary Plat "Lahoma Family North."